



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 07/25/06
AGENDA ITEM 4
WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Tract Map 7608 – Kelly Estates Hayward LLC (Subdivider) – Approve the Final Map and Authorize the City Manager to Execute a Subdivision Agreement and Accept, Upon Completion of Improvements, Certain Streets into the City Street System

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution:

1. Finding the final map in substantial conformance with the tentative map and the conditions of approval thereof;
2. Accepting the street improvements into the City's street system upon certification by the Director of Public Works that the required improvements have been completed.

DISCUSSION:

On September 27, 2005, the City Council approved Tentative Map Tract 7563 for development of six single-family homes served by a private street. The development is located at 2448 Kelly Street.

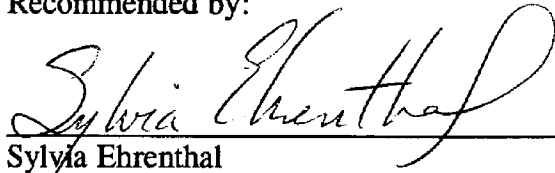
The final tract map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer has submitted the subdivision improvement plans and has posted a security for faithful performance of the improvements in the amount of \$288,217.00 and an equal amount for labor and materials.

Prepared by:

A handwritten signature in cursive script, reading "Bashir Y. Anastas", is written over a horizontal line.

Bashir Y. Anastas, P.E.
Development Review Services Engineer

Recommended by:



Sylvia Ehrenthal

Director of Community and Economic Development

Approved by:



Jesús Armas, City Manager

Attachments:

Exhibit A. Area Map
 Draft Resolution

7.14.06



Area Map

Final Tract Map 7608

Address: 2448 Kelly Street

Applicant: Kelly Estates Hayward LLC



FEET 100 200

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. 06-

Introduced by Council Member _____

**RESOLUTION APPROVING FINAL MAP FOR TRACT 7608
AUTHORIZING THE CITY MANAGER TO EXECUTE A
SUBDIVISION AGREEMENT AND ACCEPTING CERTAIN
STREETS INTO THE CITY STREET SYSTEM**

**WHEREAS, the Vesting Tentative Map for Tract 7608 was approved by the
City Council on September 27, 2005; and**

**WHEREAS, there has been presented to the City Council of the City of
Hayward a Final Map for Tract 7608 for the development of six single-family homes located
at 2448 Kelly Street; and**

**WHEREAS, the Director of Community and Economic Development
and Director of Public Works reviewed the Final Map and found it to be in substantial
compliance with the tentative map, the Subdivision Map Act, and provisions of local
ordinances.**

**NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of
Hayward does hereby find that the Final Map for Tract 7608 is in substantial conformance
with the Vesting Tentative Map and does hereby approve the first Final Map, subject to the
condition that the subdivider enter into an agreement for the construction of improvements and
other obligations required as a condition of approval of the Vesting Tentative Map for Tract
7608 and that approval shall not be effective until and unless such agreements are entered into.**

**BE IT FURTHER RESOLVED that the City Manager is hereby authorized for
and on behalf of the City of Hayward to negotiate and execute a subdivision agreement in
forms approved by the City Attorney, and to execute any and all documents necessary to
complete the transfer of those portions of Tract 7608 property which will be dedicated to or
acquired by the City.**

**BE IT FURTHER RESOLVED that the City Council shall hereby accept Kelly
Street into City the street system of the City of Hayward upon certification by the Director of
Public Works of satisfactory completion of the street improvements in substantial conformance
with the approved plans.**

IN COUNCIL, HAYWARD, CALIFORNIA_____, 2006

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST:_____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward